



## Wood Lane, Stanmore, HA7 4JY

**Asking Price £975,000**

A unique opportunity to acquire this TWO BEDROOM, THREE BATHROOM, TWO RECEPTION ROOM GROUND FLOOR APARTMENT from part of the exclusive Stanmore Hall development which graces the northern slope of Stanmore Hill, where Wood Lane meets its elegant Victorian presence. Standing in two acres of beautiful grounds this stately Gothic mansion, originally in the possession of the Duke of Chandos, underwent a comprehensive reconstruction in 1990s. The result is a breathtaking development replete with lavish amenities, including an indoor leisure complex boasting a heated swimming pool, complete with changing and shower facilities. A capacious Jacuzzi awaits, alongside a well-appointed gymnasium. The meticulously maintained communal grounds and gardens add to the property's allure, while a diligent six-day-a-week concierge service ensures unparalleled security.

The internal accommodation which offers approximately 1,691 sq ft provides a welcoming entrance hall with William Morris mosaic flooring, a spacious living accommodation with breathtaking original features, a kitchen breakfast room, a principal bedroom with large en suite bathroom providing direct access on to the private patio terrace, a further double bedroom with en suite bathroom, a family bathroom and cloakroom.

**Bedroom one 17'8,17 (5.38m,5.18m)**



**Bedroom two 17,11'8 (5.18m,3.56m)**



**En- suite**



**Kitchen 15,10'9 (4.57m,3.28m)**



**Reception room 29,16'5 (8.84m,5.00m)**



**Cloakroom**



### En-suite



### Communal gardens



### Bathroom



### Tenure

Share of freehold

Service charge - £12,600 per annum

### Breakfast room 10,10 (3.05m,3.05m)

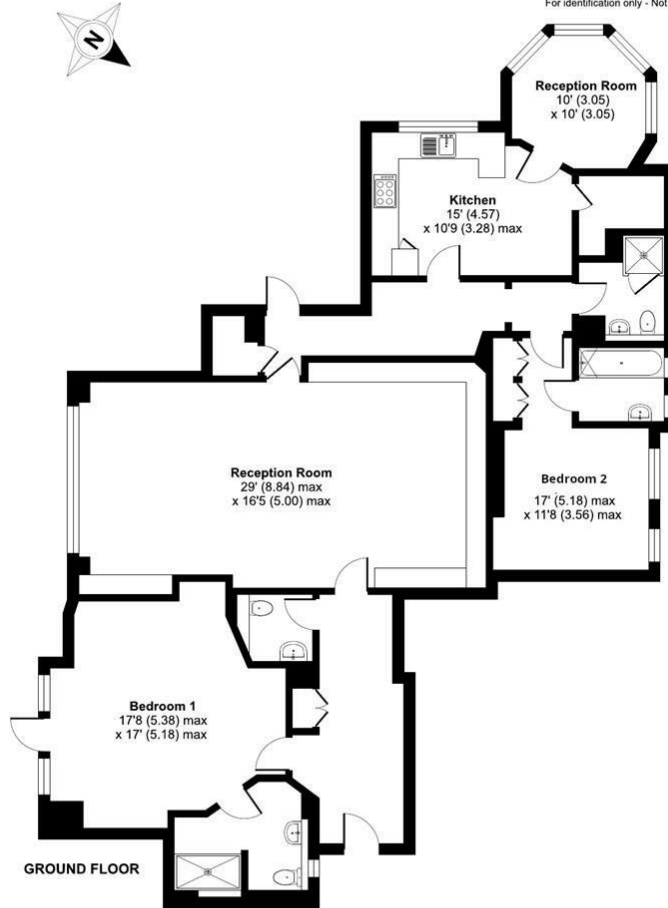


# Floor Plan

## Stanmore Hall, Wood Lane, Stanmore, HA7

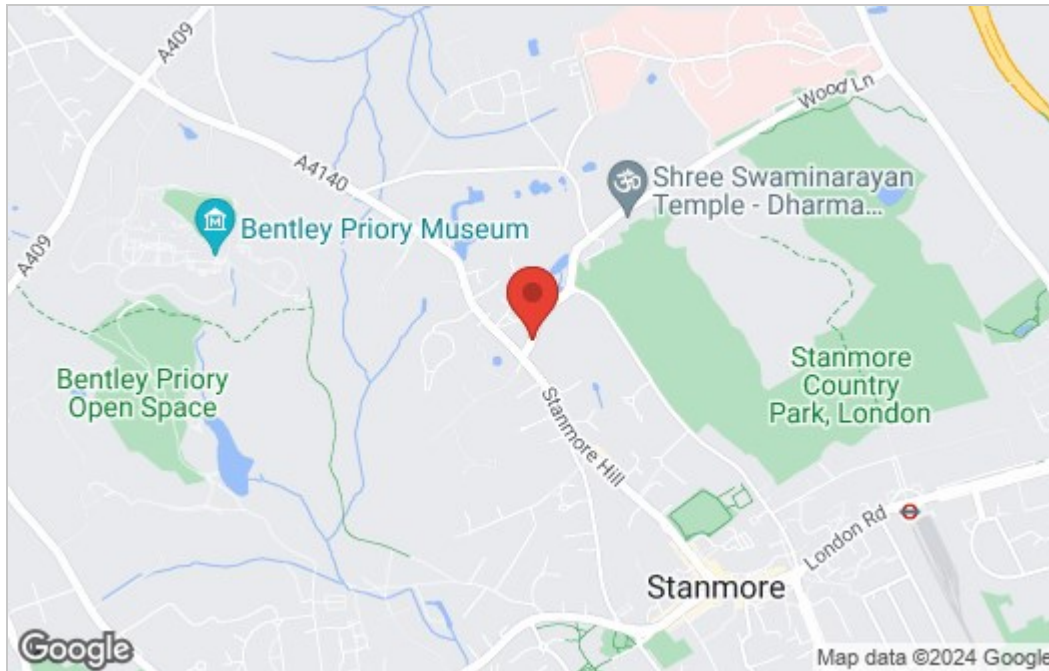
Approximate Area = 1691 sq ft / 157 sq m

For identification only - Not to scale

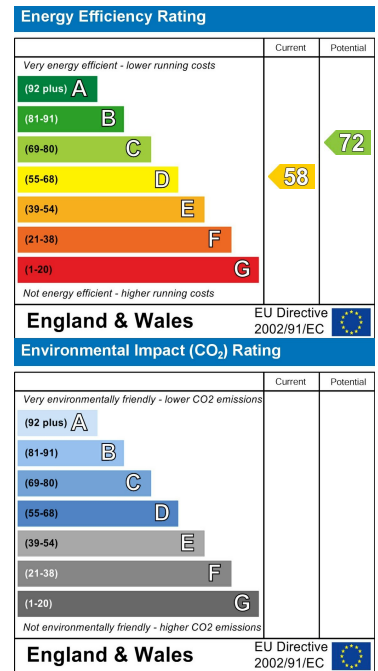


Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2023. Produced for Benjamin Stevens - The Hub. REF: 1051365

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**Edgware Office- 194 Station Road, Edgware, HA8 7AT. Tel: 020 8958 1118**  
**Bushey Heath Office- 59 High Road, Bushey, WD23 1EE. Tel: 020 8950 7777**  
[www.benjaminstevens.co.uk](http://www.benjaminstevens.co.uk)